



## Building Consistency Meeting Minutes – 1.4.17 RESIDENTIAL

Public Attendance (Contractors, Architects, Engineers): 10

MCCE Staff Attendance: 42

### Overview of Today's Agenda

- Today's agenda items: 3 recap, 4 new.
- Today's training topic – CS1791: Appdx M Residential Deck Code.

### Welcome, Housekeeping, & Customer Service

- Mecklenburg County Code Enforcement is abbreviated as MCCE throughout the minutes.
- Consistency meetings in all trades have adopted a 4-hour format with 2-hours for consistency items and 2-hours allotted for ISO & CE. With regard to staff ISO hours, these meetings & trainings are able to be counted as Technical or Mentoring ISO time if one chooses, but any portion of time counted as one ISO category could not also be counted as any other category. Trade consistency meetings are scheduled monthly as follows:
  - Building Consistency (Comm) – 1<sup>st</sup> Tuesday of every month @ 8am.
  - Building Consistency (Res) – 1<sup>st</sup> Wednesday of every month @ 8am.
  - Electrical Consistency – 2<sup>nd</sup> Wednesday of every month @ 8am.
  - Mechanical Consistency – last Tuesday of every month @ 8am.
  - Plumbing Consistency – last Wednesday of every month @ 8am.
- Reminder of deadline established for topic/question submissions to building consistency team:
  - Third Wednesday of every month.
  - Deadline set to allow team time to research/explain code logic behind decisions.
  - Submit by email to Jeff Vernon, Bldg Code Administrator  
[jeff.vernon@mecklenburgcountync.gov](mailto:jeff.vernon@mecklenburgcountync.gov)
  - Submit online:  
<http://charmec.org/mecklenburg/county/LUESA/CodeEnforcement/Tools/Forms/Pages/ConsisTopicSubmit.aspx>
- 2017 Calendar of Building Consistency Meetings:

○ <u>Commercial</u>	○ <u>Residential</u>
○ Jan 3	○ Jan 4
○ Feb 7	○ Feb 1
○ Mar 7 - cancelled (LUESA Day)	○ Mar 1
○ Apr 4	○ Apr 5
○ May 2	○ May 3
○ June 6	○ June 7
○ July 4 – cancelled (Holiday)	○ July 5
○ Aug 1	○ Aug 2
○ Sep 5	○ Sep 6
○ Oct 3	○ Oct 4
○ Nov 7	○ Nov 1
○ Dec 5 – Product Fair	○ Dec 6 – Product Fair
- Training topics for future building consistency meetings, Comm (C) & Res (R). Topics in **bold** are approved to count toward CE credit hours; all topics count toward ISO hours.
  - Feb 1 - (R) – No training due to Inspector work loads
  - **Feb 7 - (C) – Accessibility Q & A (Laurel Wright, NC DOI)**
  - **Mar 1 - (R) – Deck Construction (Jeff Griffin, Code Enforcement Mgr.)**

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- Mar 7 - (C) – Meeting cancelled due to conflict w/ LUESA University for staff
- **Apr 4 - (C) – Magtech (David Markle, Product Rep for Magtech & Thermocrete)**
- Apr 5 - (R) – Wall Bracing (Patrick Biddy, Plans Examiner)
- NCBIA Winter Code Seminars:
  - Building
    - 1.23.2017 – Greenville
    - 2.20.2017 – Aberdeen
  - Mechanical
    - 1.24.2017 – Greenville
    - 2.21.2017 – Aberdeen
  - Plumbing
    - 1.25.2017 – Greenville
    - 2.22.2017 – Aberdeen
  - Electrical
    - 1.26.2017 – Greenville
    - 2.23.2017 – Aberdeen
- Building code qualification classes at CPCC
  - 2017 Jan 27-29; Feb 18 & 19 – Level III
  - 2017 Mar 24-26; Apr 8 & 9 – Level II
  - 2017 April 28-30; May 12-14 – Level I
  - 2017 July 21-23; Aug 5 & 6 – Level III
  - 2017 Sep 22-24; Oct 7 & 8 – Level II
  - 2017 Nov 17-19; Dec 1-3 – Level I
- Joelle Jeffcoat, Architect & Attorney, will be returning for four sessions of Legal training in Jan. The training will be in two 6-hr blocks that all count toward the Legal category of ISO time for staff. Each block can also be used as 6-hrs of CE credit for any of the five trades.

**Residential Consistency (3 review items, 4 new items) – 2hrs of Tech ISO**

1. **Open items or unresolved questions from last meeting:**
  - a. **Where does Duke Energy establish the lot line along the water side of a property?**
    - The lot line corresponds to a set topographical elevation called “full pond elevation”. This elevation is different for each lake:
      - Lake Norman – 760’
      - Mountain Island Lake – 647.5’
      - Lake Wylie – 569.4’
    - A survey would be req’d to determine the location of the “full pond elevation” line. Any pool barriers running in any direction other than parallel with this elevation line would extend to the line, unless they turned to enclose the pool further inland on the lot. The homeowner would not be required to run the pool barrier down into the water past the location of the elevation line.
    - This does not eliminate the possible req’t for a barrier from the “beach” or water side of the lot, depending on the layout of the shoreline and whether or not it functions as a barrier. (e.g. a rip-rap seawall)
    - Where the pool barrier is installed, all standard pool barrier req’ts from the Code shall be met, as well as any req’ts for the applicable Zoning jurisdiction.



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- b. **What is MCCE's inspection process for work that is designed and inspected by an Engineer under House Bill 255?**
          - This has yet to be determined. This is a process issue and will be handled in the Admin meetings by management. More info will be provided once complete.
        - c. **What MCCE's position on 5/8" Type X on tails with a vent strip in the middle as an allowable alternate method of soffit protection?**
          - MCCE can accept this as an alternate method.
          - There was a lot of discussion around the definition of soffit and whether or not the soffit protection required by Code could be installed directly on the rafter tails as detailed in this alternate. Brandon Burgin, Inspection Supervisor, clarified for the group that the soffit protection must be complete and does not have to be installed horizontally to provide the required level of protection.
2. **Where are air barriers required?**
  - a. Air barriers are req'd at the bldg thermal envelope as specified in N1102.4.1 of the 2012 NC Residential Code; the details for their placement & sealing can be found in Appdx E-2.3 & E-2.4.
  - b. For Contractors choosing the visual inspection option for Air Sealing compliance per N1102.4.2, please use the criteria found in Table N1102.4.2.
  - c. Brandon Burgin, Inspection Supervisor, explained that installed air barriers are inspected on the framing inspection unless there are notes in the Contractor's request for the sheathing inspection notifying the inspector that air barriers are ready to be inspected at that time.
3. **What support is needed at a hip / valley / ridge?**

Patrick Biddy, Plans Examiner, explained that to comply with R802.3 of the 2012 NC Residential Code a strut or down-brace to a bearing partition is required at the actual end of a hip and/or valley where it meets the ridge. Otherwise, a specific engineered design would be required for the bearing and connections.
4. **Should a footing inspection be disapproved when the soil is frozen?**
  - a. If the ground is frozen so solid that the Inspector isn't able to probe it, a Subgrade Verification will be req'd.
  - b. If the Inspector has any question about the conditions & the inspection, they should first contact their Supervisor and not simply fail the inspection.
5. **New Code items effective on Jan 1, 2017 – presented by Jeff Griffin, Code Enforcement Mgr.**
  - a. **Table R302.6 - Dwelling/Garage Separation**
    - Added a footnote to cover existing conditions for when space above garage is converted to a habitable room.
  - b. **R308.4 - Hazardous Locations (Glazing)**
    - Added exception #2 for where a change in elevation of a walking surface is 8 ¼" or less at an exterior door. This was intended to cover patios or porches and clarify that stepping down once where it doesn't exceed 8 ¼" would not be considered a stairway for glazing purposes.



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- c. **R408.2 - Ground Vapor Retarder**
    - Deleted the last sentence for wall vented crawl spaces only. This change would remove the requirement for a daylight drain or sump pump.
  - d. **R703.4.2 - Air Space**
    - The intent of this change was to allow mortar to make contact with weather barrier and remove the mandatory 1" that was previously in the code.
  - e. **R703.12 - Adhered Stone and Masonry Veneer Installation**
    - Added "STONE" in this brief section of the code that simply requires adhered stone to meet a manufacturer's installation instructions.
6. **Questions / clarifications / comments from the floor:** None.

## Training Topic – CS1791: Appdx M Residential Deck Code – 2hr of Tech ISO

- Presenter: Jeff Griffin, Code Enforcement Manager for MCCE
- Total in attendance:
  - 49 – MCCE staff
  - 4 – from outside MCCE